

- 1) **Question: Page IX (Solicitation, Offer, and Award) – Item 9** – states “Sealed offers in original and 5 (1 hard copy and 4 CD) copies...”. **Page 62 (L.3.3 Distribution)** states “Offeror shall submit a signed original hard copy in a three-ring binder. The Offeror should also submit an additional hard copy as well as 2 electronic copies on CD for a total of 2 hard copies a 2 soft copies...”. Please clarify.

Answer: Wherever instructions are provided regarding the submittal of proposals, any instructions regarding the number and kind of proposals shall be as follows with both Hard and Electronic copies:

Hard Copy: 2 hard copies, with original signatures, in loose-leaf binders, 1 volume per binder. Each hard copy will include 4 binders for the 4 volumes, thus a total of 8 binders will be submitted.

Electronic Copy: 2 electronic or soft copies, submitted on CD . These should have each volume in a separate file. Volumes I-III should be in .pdf format, Volume IV should be in Microsoft Word format. Each CD should contain all 4 volumes in the aforementioned format.

- 2) **Question: Page 13 (C.2.4.1. Notices and Reservations)** - The last line of the item refers to a “utility service contract”. Please provide an example of the anticipated “utility service contract”.

Answer: It is anticipated that any resultant contract will substantially mirror the terms and conditions of the RFP, in addition to the incorporation of the tasks included in the awardee’s proposal.

The anticipated contract will include sections B-J of the solicitation. The remaining sections of the solicitation will drop out due to the fact that they are instructions to the offerors as to how to construct their offers and evaluation factors. The remaining portion of the contract will be the awardee’s proposal. This will include their technical plans, their certifications and representations, and their pricing information.

- 3) **Page 14 (C.2.7. Current Service Arrangement)** – This item states that “The utility-specific attachments (Section J)...define specific requirements.” There are no specific requirements for the water distribution system in Section J1. There are no specific requirements for the wastewater system in Section J2. Please define the specific requirements.

Answer: The water system does not meet current standards for levels of manganese. Permits issued by the state are conditional upon the establishment of a plan to meet current manganese standards. The Offeror shall include within their proposal a plan to meet state manganese requirements to include the method and schedule. There are no special requirements for the wastewater system.

- 4) **Page 15 (C.3.3. Metering)** – This item states the responsibility to maintain all meters of the privatized system “including those additional meters identified in the utility-specific

attachments (Section J) to be installed by the Contractor”. There are no additional meters identified or addressed in Section J. Likewise, Section J does not identify a recipient for meter reading reports.

Answer: The Offeror must establish a method to establish accurate billing for customers of each system. The Army will no longer be responsible for billing any other organization not part of Sierra Army Depot (SIAD). The SIAD has identified the customers as the following: Susanville Indian Rancheria, Fort Sage Unified School District, Lassen College, U.S. Post Office, Sierra Central Credit Union, West Patton Village CSD, Bureau of Prisons, and the Catholic Church. No sub-metering is requested on the installation outside of this requirement.

- 5) **Page 15 (C.3.4. Energy and Water Efficiency and Conservation)** – This item states that “any such energy – and water savings projects that are currently in place” are identified in Section J. The Section is silent on this issue. Please clarify if the failure to discuss the issue means an absence of any projects.

Answer: There are no ongoing projects

- 6) **Page 16 (C.4.2. Use of Distribution Systems to Serve Areas Outside the Installation Service Area)** – What procedure is to be followed to obtain concurrence to use the system outside the service area?

Answer: SIAD shall provide notice to all current water and wastewater customers to inform them of the expected date that we will no longer provide service to them. It will be the responsibility of each of these customers to negotiate new service contracts with the successful offeror. The SIAD has identified the non-depot customers as the following: Susanville Indian Rancheria, Fort Sage Unified School District, Lassen College, U.S. Post Office, Sierra Central Credit Union, West Patton Village CSD, Bureau of Prisons, and the Catholic Church.

- 7) **Page 20 (C.7. Response to Service Interruptions and Contingencies)** – Please confirm that the absence of any comments in Section J is to be an affirmative demonstration that installation does not have a “specific response time requirement”?

Answer: A one-hour response time to have a repair crew on site is required for any emergency request from the DPW or SIAD Security Office. In the event of unscheduled service outages, inadequate fire flows or pressures and/or inadequate treatment capacity to fulfill the Depot’s required service levels, and such event(s) last longer than 24 hours, and such event(s) are not directly caused by or the result of depot activity, the Depot shall have the right to claim and collect a reasonable monetary credit.

- 8) **Page 23 (C.10.3. Environmental Impact Assessments)** – Please provide an example(s) of situations that may or have triggered the requirement for an environmental assessment. Would the installation of a new component located off the installation, but for which the use would be to serve the installation, trigger the assessment?

Answer: Applicable State and Federal laws trigger assessments. No work off federal property would trigger the need for an assessment by the Army.

- 9) **Page 28 (G.2 Submission and Payment of Invoices)** – Section J does not identify the recipient and address to submit the monthly invoice.

Answer: The recipient and address to submit the monthly invoice will be provided upon award of any resultant contract.

- 10) **Page J01-3-Item “b.” The third line** – What actions to Well No. 5 have taken place after 1967? The water depth of 238 feet was reported in August of 2002. What is the current (2004) depth to water in Well No. 5?

Answer: Well 5 has been pumping significant amounts of sand and has been taken out of service. Current water depth has not been established.

- 11) **Page J01-3-Item “d.”** – What were/are the original equipment that was reinstalled on the new Well No. 9?

Answer: The pump was replaced with a new pump. The existing pump motor was moved to the new well site and is a 125 HP U.S. Motors Holloshaft pump motor, serial number 02890-00-169 c1004985.

- 12) **Page J01-4-Item 3 (continued from page J01-3)** – Is the Government stating that for the proposal purpose, the interior of the elevated storage tanks have a lead based paint coating?

Answer: The tanks have been tested and the interiors are free of lead based paint.

- 13) What are the results/deficiencies of the evaluation of the elevated tanks for earthquake seismic zone III safety?

Answer: The tanks have not been seismically evaluated.

- 14) Are the documents related to the California Community Water System Permit, such as the Technical, Managerial, and Financial Report, Application, and Permit located in the RFP Technical Library. If not, when will they?

Answer: Sierra is still reviewing the DRAFT Water Permit and will release it when it is available.

- 15) **Page J01-4-Item “3.b&c”** – Are the two elevated tanks in use and does the RFP require the continued requirement for storage in the two areas?

Answer: The Army does not require the use of any specific resource, as long as the needs are met.

- 16) **Page J01-5-Item Table 1** – Does the distribution system contain both 7” and 8” wrought iron pipe? The Table 1 lists only five (5) water meters. Does the RFP assert that the meters at each of the wells will be removed from service prior to the transfer of the system?

Answer: The inventory is accurate to the best of our knowledge. The meters at the wells are considered part of the well and will remain.

- 17) **J01** – The attachment does not address the water demand or usage data. The cost to operate the booster pumps cannot be determined without either electrical usage or water pumping. Please clarify the issue of water demand.

Answer: No separate metering exists to clarify this issue.

- 18) **Page J01-4-Item 4 – Booster Pumps** – Please identify what the alarm is triggered by and the significance of the “5 minute delay”?

Answer: The alarms are triggered by low water in tower, reservoir and if the power goes off. There is a five minute delay because when the power goes off, the fire department gets a lot of alarms and they never checked the water tower.

- 19) **Page J02-2 – Item J02.2** – The third line of the descriptive paragraph identifies “one intermediate lift station”. Item J02.2.1.1. states “There are no lift stations or force mains controlled by SIAD”. Please clarify.

Answer: There are no lift stations controlled by SIAD.

- 20) **Page J02-2 – Item J02.2.1.1.-1. Gravity Collection Mains** – What is the current status of 1) infiltration and inflow; 2) the last video inspection of the sewer system; and 3) the last three years history of sanitary sewer overflows?

Answer: Cantonment Lagoon Pond levels current running between 1/2 to 2/3 full. There has not been overflow from the constructed wetland to the recharge beds in the past two years. SIAD has not performed video inspection of the sewer systems.

- 21) **Page J02-3 – Item “3.”** – At the date the RFP was published, what is the regulatory approved capacity for the “large wastewater plant”?

Answer: The average daily flow from all facilities served by the cantonment lagoons (large lagoons) must not exceed 0.160 mgd.

- 22) Are the latest regulatory quarterly reports submitted to the Lahontan Regional Water Quality Control Board included in the RFP Technical Library?

Answer: To date Quarterly Sewage Lagoon Reports have not been included in the RPT but can be obtained by calling John Garland (530) 827-4564.

- 23) Is the wastewater generated by the warehouse area, domestic in nature or a mixture of industrial and domestic waste? Will the RFP Technical Library include any analytical results for tests of the influent wastewater or sludge removed from the lagoons?

Answer: The wastewater generated by the warehouse area is only domestic in nature. There are no analytical reports from this lagoon.

- 24) **Page J41-3 – Item 7.C.** – The last statement in the item provides that “all such approved alternations, additions, shall become Government property when annexed to the premises”. Does a new pump house next to the elevated storage tank become “Government property”? How about a water main after installing a new lining?

Answer: This statement refers to real estate and not real property. If for some reason annexation of land to the installation was required for alterations or additions, the land would belong to the government and easements granted. Improvements such as buildings, tanks, and equipment would not be government property.

- 25) **Page J41-3 – Item 9 – Condition of Premises** – The information and data supplied is insufficient to determine the “condition” of the utility systems. Pot holing of the infrastructure, inspection of the water storage facilities, water consumption, smoke testing of the sewer, analytical data on the wastewater influent, contamination of sludge, and other technical issues are not provided in sufficient detail to determine the “condition” of the systems. How can this deficiency be connected?

Answer: The system is being offered as is. Any offeror shall be granted access to the installation for additional inspection and non-destructive testing subsequent to a proper and timely request to the installation as established in the pre-proposal conference.

- 26) **Page J41-9 – Item 28 – Limited Use of Distribution Facilities** – The existing SIAD distribution system for fire protection is intermingled with areas and customers outside the RFP service areas. Please clarify the procedures and issues to serve other than the service areas.

Answer: It shall be the responsibility of the offeror to establish a separation of the individual customers for the multiple purposes of safety, maintenance and billing. There is no requirement to physically separate the system.

- 27) **Page J41-9 – Item 29 – Environmental Screening Document** – A copy of the ESD is not attached to the Model Easement. Please provide a copy for review.

Answer: All environmental documentation for the water/wastewater is in the Tech Library. There will not be a separate environmental screening for easements.

- 28) **Page J41-10 – Item 34.a. Lead-Based Paint Warning and Covenant** – How can the interior of the elevated water tank be accessed to obtain representative chips to be tested for lead?

Answer: Tested has recently been completed with no lead detected. Access to the tanks for testing can be coordinated through the contracting office.

- 29) **Page J41-13 – Item 38.b.** – Will a copy of the Integrated Natural Resources Management Plan (INRMP) be available in the RFP Technical Library?

Answer: Yes there is copy of the Integrated Natural Resources Management Plan in the Tech Library.

- 30) **Page J41-13 – Item 40 – Right-of-way Width for Distribution System** – The Item identifies the R/W as a total width of 15 feet for underground pipelines. Maintenance and rehabilitation of the underground pipes require a greater width to contain all of the work. The note indicates the width may be tailored to the specific system. What is the procedure to obtain a greater width?

Answer: After award of any contract, when the work is required, the contractor should annotate this on the digging permit, which will be handled real time on a case-by-case basis.

- 31) Under **Section B.5.3**, it states that capital upgrades may originate from a Government specified requirement for projects listed in Section J. There are no projects listed in Section J. Does this mean that the Government is not aware of any upgrades required other than those the Offeror determines are required?

Answer: The water system does not meet current standards for levels of manganese. Permits issued by the state are conditional upon the establishment of a plan to meet current manganese standards. The Offeror shall include within their proposal a plan to meet state manganese requirements to include the method and schedule. There are no special requirements for the wastewater system.

- 32) Under **Section C.2.4.1** (and **M.1**), there is a restriction on conveyance related to reducing the long-term costs of the United States. Therefore, it is requested that the Government provide an estimate of their long-term costs so that we may evaluate whether our proposal meets this requirement.

Answer: The independent government cost estimate is proprietary and used to evaluate the proposals. That information is not available to bidders.

- 33) Under C.4.2, it states that Government concurrence is required prior to serving customers outside the service area. Are the existing non-Government customers connected to the water system "outside the service area?" Are there other potential customers in the area that we can consider serving?

Answer: SIAD shall provide notice to all current water and wastewater customers to inform them of the expected date that we will no longer provide service to them. It will be the responsibility of each of these customers to negotiate new service contracts with the successful offeror. The SIAD has identified the non-depot customers as the following: Susanville Indian Rancheria, Fort Sage Unified School District, Lassen

College, U.S. Post Office, Sierra Central Credit Union, West Patton Village CSD, Bureau of Prisons, and the Catholic Church. Potential new customers may result from the Economic Development Conveyance of property to Lassen County. The ability to supply services under this agreement must be considered when adding additional customers.

34) Will there be a requirement to install separate electrical meters where there are electrical feeds to the water and wastewater systems? If so, who do we contact to determine the requirements? (C.4.3.2)

Answer: Power is now being supplied by the Pluma Sierra Rural Electrical Cooperative. Their address is 73233 State Route 70, Portola, CA 96122-7064.

35) Are there any costs to the Contractor associated with obtaining security clearance for our water and wastewater operations personnel? (C.5.2.5)

Answer: There is no cost to the contractor for obtaining security clearances for their operations personnel.

36) Does the Installation have an Emergency Response Plan? (C.7)

Answer: The emergency response plan has been placed in the technical library.

37) Does the Contractor need a separate SPCC Plan or are we covered under the Installation Spill Contingency Plan? (C.10.4)

Answer: The contractor can agree to the terms of the installation spill contingency plan or may propose an alternative plan, which would need to be approved by the installation.

38) The contract period is for 50 years. Will an equitable adjustment be available to the Contractor should the Installation be closed?

Answer: Compensation to contractors for termination of existing agreements resulting from base closure is possible and covered under BRAC law.

39) Under C.11.2.5, states that future upgrades to comply with regulations "will be paid subject to the availability of funds." Is the Contractor not obligated to comply with California DHS regulations if funds are not available?

Answer: The federal government is not allowed to obligate funds that have not been appropriated. The government cannot commit to the expenditure for large capital improvements without the consent of the budgeting authority. This means that in any given year, the funds may not be available for such improvements. If such capital improvements are required it is necessary to plan in advance for proper budgeting or to renegotiate rates as part of the cost of doing business.

40) Are payments under this contract in any way limited based on appropriations on a year-to-year basis? (H.3 Availability of Funds) What measures are available to the Contractor if funds are not appropriated?

Answer: It is the good faith of the government to honor contracts and obligations. Funds should be appropriated every year for payment for utility services. Non-payment by the government would be a breach of contract.

41) Is there a list of the documents that are available in the Technical Library?

Answer: The list documents is summarized below:

- a. Historical Billing Statements (last 5 years) for water and wastewater.
- b. Installation Facility Priority List
- c. Three CD's of the utility systems.
- d. 1 set of drawings of the Cathodic Protection System.
- e. Guernsey Study (minus costs)
- f. Environmental Assessment and Supplemental
- g. Base Spill Plan
- h. Base Local Conditions and Guidelines
- i. List of upgrade projects
- j. List of future projects
- k. Copy of RFP
- l. Base Digging Permit Procedures
- m. Operational Transition Plan
- n. CERL Due Diligence

42) Who will own and maintain the backflow preventers (approximately 96)? (J01.2.1.1.5.b)

Answer: All physical components of the water and wastewater systems shall be owned by the contractor, thus the backflow preventers will be owned by the contractor.

43) Who are the five non-Army water customers? (J01.2.1.1.5.c) Will service to these customers be required? Will service to these customers be allowed?

Answer: The SIAD has identified the non-depot customers as the following: Susanville Indian Rancheria, Fort Sage Unified School District, Lassen College, U.S. Post Office, Sierra Central Credit Union, West Patton Village CSD, Bureau of Prisons, and the Catholic Church. It is expected that new service agreement shall be established between

these customers or, if they no longer require the commodity through the existing system service will be terminated.